

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 12, 1969

Appeal No. 9925 First Baptist Church, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following Order of the Board was entered at the meeting of
~~February 12, 1969.~~

March 25,

EFFECTIVE DATE OF ORDER - September 22, 1971

ORDERED:

That the appeal of First Baptist Church of Washington for permission to establish auto parking on lot 29, Square 181, 1636 O Street, N.W. to run concurrently with existing parking lot at 1618 O Street, N.W., be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an SP District and is currently vacant.
2. Appellant proposes to establish auto parking to be operated concurrently with existing parking lot at 1618 O Street, N.W., approved under BZA Appeal 8982, which expires on October 16, 1971.
3. The lot is to be attendant controlled with access from the public alley to the rear of the property. The proposed parking lot measures 20.8 feet in width and 86 feet in depth. Appellant alleges that this is sufficient to provide 8 parking spaces.
4. Opposition to the granting of this appeal was registered at the public hearing.
5. The Department of Highways & Traffic offers no objection to the granting of the special exception requested in this appeal.

OPINION:

We are of the opinion that the establishment of this parking facility will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the condition herein set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of one (1) year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (d) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (e) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or the public space.
- (f) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. A water faucet shall be provided in order to insure the upkeep of foliage and plantings.
- (g) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (h) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED
WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER
THE EFFECTIVE DATE OF THIS ORDER.